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31 -10- 2001

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
130 OLD KINGSTON ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW


Office of the Vice-Provost
Planning and Budget
27 Kings College Circle
Room 2240
Toronto, Ontario
M5S 1A1

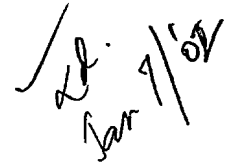
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed ~~By-law No. 744-2001~~ to designate ~~130 Old Kingston Road~~ as being of architectural and historical value or interest.

Dated at Toronto this 26th day of October, 2001.


Ulli S. Watkiss
City Clerk


KT


for 9/1/01



Authority: Scarborough Community Council Report No. 8, Clause No. 6,
as adopted by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 744-2001

**To designate the property at 130 Old Kingston Road (Miller Lash Carriage House) as
being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 130 Old Kingston Road (Miller Lash Carriage House) as being of architectural and historical value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 130 Old Kingston Road and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 130 Old Kingston Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 130 Old Kingston Road and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 130 Old Kingston Road (Miller Lash Carriage House) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 130 Old Kingston Road (Miller Lash Carriage House) is recommended for designation for architectural and historical reasons. The Miller Lash Carriage House was constructed in 1913-14 as part of the country estate of Miller Lash, a prominent Toronto lawyer and businessman. Its design, with that of the Miller Lash House and Icehouse, is attributed to Buffalo, New York architect Edward B. Green. After the death of Miller Lash, E. L. McLean owned the property from 1944 to 1963 when the University of Toronto acquired it.

The Miller Lash Carriage House complements the Arts and Crafts style of the other estate buildings. Rising 1½-stories with a rectangular plan, the building is covered by a steeply-pitched gable roof with clay tile cladding, extended eaves with ornamental brackets, and two stone chimneys. The walls, clad with fieldstone from the nearby Highland Creek, feature regularly placed door and window openings.

The property at 130 Old Kingston Road (Miller Lash Carriage House) is located on the Scarborough Campus of the University of Toronto. Associated historically with an important Toronto financier, the Miller Lash Carriage House is architecturally and contextually significant as part of the Miller Lash Estate.

1.1 HERITAGE PROPERTY PROFILE

MILLER LASH CARRIAGE HOUSE

ADDRESS:	130 Old Kingston Road (north side, on the Scarborough Campus of the University of Toronto)
WARD:	44 (Scarborough East)
NEIGHBOURHOOD/COMMUNITY:	Highland Creek
HISTORICAL NAME:	Miller Lash Carriage House
CONSTRUCTION DATE:	1913-1914
ORIGINAL OWNER:	Miller Lash
ORIGINAL USE:	Residential (carriage house)
CURRENT USE: *	Institutional (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Edward B. Green, architect (attrib.)
ARCHITECTURAL STYLE:	Arts and Crafts
DESIGN/CONSTRUCTION:	Concrete and stone construction with stone, wood and clay tile detailing
ALTERATIONS:	Date unknown, carriage doors removed, some door and window openings filled in
HERITAGE CATEGORY:	Historical and Architectural
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	January 2001

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE

2.1 HIGHLAND CREEK

Following the founding of the Province of Upper Canada in 1791, Augustus Jones surveyed Scarborough Township. With the opening of the area for settlement, William Cornell established the first mill on Highland Creek in 1804. A community developed on either side of the valley, with mills, general stores, hotels, and a blacksmith shop, post office and school.

In 1801, William Cornell and another early settler, Levi Annis, opened a trail along the "broken front" of Lake Ontario eastward from Markham Road. Originally known as "the Front" or Cornell Road, the route continued east through the Highland Creek valley to the Rouge River. When the road reached Kingston in 1817, it was renamed Kingston Road. Originally served by stagecoach lines, by the 20th century radial railways extended streetcar service to the communities along the way. In 1936, when a new Kingston Road by-passed the Highland Creek valley, a section of the original route was renamed Old Kingston Road.

2.2 MILLER LASH

Miller Lash was the son of Zebulon Aiton Lash (1846-1920) and Elizabeth Miller. His father was the "eminent lawyer and capitalist" (Kluckner, 228) who co-founded the Toronto law firm of Blake, Lash, Anglin and Cassels. A Deputy Minister of Justice (1876-1882) under the government of Alexander Mackenzie, Z. A. Lash remained a prominent force in the Liberal party. He was a leading member of the "Toronto 18", a group of wealthy Liberals who rejected Laurier's reciprocity treaty in 1911. Z. A. Lash was among the Toronto businessmen, including railway promoters Donald Mackenzie and Frederic Nicholls, Senator George Cox and Henry Pellatt, who financed Latin American power and transit companies.

Educated at Upper Canada College, the University of Toronto and Osgoode Hall Law School, Miller Lash (1872-1941) joined his father's law firm where he specialized in corporate law. He served as the president of the Brazilian Traction Light and Power Company (later Brascan) and chaired the Board of Directors of the Mexican Light Power Company and Mexican Tramways. A director and vice-president of the Canadian Bank of Commerce, Miller Lash was also the president of the York Land Company that was instrumental in the development of areas of the City of Toronto and the surrounding townships. Miller Lash was active in the Liberal party and, in 1921, received a K. C. from the first Mackenzie King government. Following the death of his first wife, May Ethelwyn Thompson of Cayuga, Miller Lash married Clarice Evelyn Brodie.

2.3 MILLER LASH ESTATE

The Toronto residence of Miller Lash (dated 1906) is located at 60 Lowther Avenue where it is now the Society of Friends (Quakers) Meeting House. The property is included on the City of Toronto Inventory of Heritage Properties and is part of the East Annex Heritage Conservation District.

Beginning in 1913, Miller Lash developed an extensive country estate along Highland Creek, retaining the original farmland but adding a three-hole golf course and other amenities. Lash is purported to have chosen the site during a Sunday outing in his chauffeur-driven Stanley Steamer.

The Miller Lash House and the adjacent Icehouse were placed close to and elevated above Highland Creek. The Carriage House was situated to the south of the house. The building, incorporating chauffeur's quarters above the automobile bays, was designed to follow the architecture of the house in the manner of Victorian carriage houses.

Following the death of Miller Lash, businessman E. L. McLean acquired the property in 1944. The University of Toronto purchased the estate in 1963 as the location of a suburban campus. Until 1976, the house served as the residence of the first two principals of Scarborough College.

In June 1998, the City of Scarborough designated the Miller Lash House and Icehouse under Part IV of the *Ontario Heritage Act*. The university received a grant from the Canada Millennium Partnership Program in 2000 to facilitate the restoration of the Miller Lash Estate.

2.4 HISTORICAL SIGNIFICANCE

The Miller Lash Carriage House is historically important as an element of the estate established in the Highland Creek valley by the prominent Toronto lawyer and businessman.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE

3.1 ARCHITECTURAL STYLE

The Miller Lash Carriage House complements the adjoining Miller Lash House, an Arts and Crafts styled bungalow that is touted as the first house built in Canada with poured concrete walls. In North America, the bungalow was popularized as a house type in the early 20th century with the designs of California architects Greene and Greene. The Arts and Crafts tradition evoked the simple lines and openness inspired by Japanese architecture. The use of natural materials, particularly stone and exposed wood was advocated, while applied historical ornament was avoided.

3.2 ARCHITECT/BUILDER/CRAFTSMAN

The design of the Miller Lash Estate is attributed to Buffalo, New York architect Edward B. Green (1855-1950). A graduate of Cornell University, Green formed a partnership with William S. Wicks that endured from 1884 to 1917. During the latter year, his son, Edward B. Green, Jr. (1888-1933) joined him in the firm of E. B. Green and Son, Architects. After his son's untimely death, Green worked with R. Maxwell James. In his career, "Green employed a broad range of styles, often with the highest competency, during the more than 60 years that he monopolized Buffalo architecture" (Quinan, 561). Among his best-known commissions in that city are the Albright-Knox Art Gallery (1900), the State University of New York at Buffalo (master plan and core buildings, 1930-1937), and the War Memorial Auditorium (1935).

In many of his designs, E. B. Green was inspired by the work of the notable American architect Frank Lloyd Wright. In 1907, Wright designed the Unity Church in Oak Park, Illinois, described as the first cast-slab concrete building in North America. Wright's best-known concrete-clad house, the Hollyhock House (1916-1921) in Hollywood, California, actually post-dates the Miller Lash House.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

The Miller Lash Carriage House is patterned after the Miller Lash House in its simple lines, cladding, and roof shape, materials and detailing. The rectangular 1½-storey plan is covered by a steeply-pitched gable roof with extended eaves. Oversized ornamental brackets mark the open gables. Single fieldstone chimneys are inset at either end. The roof is clad with terra cotta tiles to match the house. The exterior is faced with rough fieldstone cladding drawn from the banks of nearby Highland Creek. The walls feature flat-headed door and window openings with stone sills. The carriage doors have been removed. While some of the first-floor openings have been altered, these changes are reversible.

3.4 ARCHITECTURAL SIGNIFICANCE

The Miller Lash Carriage House is important in its relation to the Miller Lash House, described as "unique in Scarborough and perhaps one of the more important architectural dwellings in the Toronto area" (Home Sweet Scarborough, 40). With the Miller Lash Icehouse, the Carriage House is an auxiliary building and an important component of the original estate.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

Located north of Old Kingston Road, the Miller Lash Carriage House is located adjacent to Colonel Danforth Park in the Highland Creek valley between Military Trail and Morningside Avenue. The Carriage House is positioned a short distance from the Miller Lash House to allow access to the site by automobile without disturbing the landscaped setting of the residence and Icehouse. The latter buildings are placed in close proximity to one another and to Highland Creek.

4.2 CONTEXTUAL SIGNIFICANCE

The Miller Lash Carriage House is contextually important as a core feature of the Miller Lash Estate that is related in setting and appearance to the Miller Lash House.

5.0 SUMMARY

The property at 130 Old Kingston Road (Miller Lash Carriage House) is historically significant as a component of the estate developed in the World War I era by Miller Lash, a prominent Toronto lawyer and businessman. Architecturally, the Carriage House complements the Arts and Crafts styling of the Miller Lash House and derives its materials and roof detailing from it. The Miller Lash Carriage House is an integral part of the Miller Lash Estate in the park setting of the Highland Creek valley.

6.0 SOURCES

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"The Buffalo Club". Entry in Municipality of Buffalo: A History. Vol. II. Buffalo, 1922.

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"California dreaming warms these bungalows". *The Toronto Star* (January 13, 2001) H12.

Cotton, J. Randall. "The Great American Garage". Parts One and Two. The Old House Journal (September-October 1986) 328-382.

Home Sweet Scarborough. Scarborough, Ont.: Scarborough LACAC, 1996.

Kluckner, Michael. Toronto The Way It Was. Toronto: Whitecap Books, 1988.

Massey, James C., and Shirley Maxwell. "The Case for Concrete Houses." Old House Journal (May-June 1994) 48-54.

McHugh, Patricia. Toronto Architecture: A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

"Miller Lash House History". Scarborough Campus, University of Toronto, n.d.

"Miller Lash House Restoration". Scarborough Campus, University of Toronto, 2000.

"Obituary – Miller Lash". *The Globe* (9 October 1941).

Quinan, Jack. "E. B. Green". Entry in The Macmillan Encyclopedia of Architects. Vol. 2. New York: The Free Press, 1982.

"Reasons for Designation", 130 Old Kingston Road (Miller Lash Estate), By-law No. 302-1998.

Wallace, W. Stewart, comp. The Directory of Canadian Biography. Toronto: Macmillan Company of Canada, 1926.

Subject: By-law: Designation of part of premises 130 Old Kingston Road (Miller Lash Carriage House) under Part IV of the Ontario Heritage Act (Scarborough East- Ward 44)
File: O65-H1

SCHEDULE "B"

Part of PIN 06236-0076 (LT).

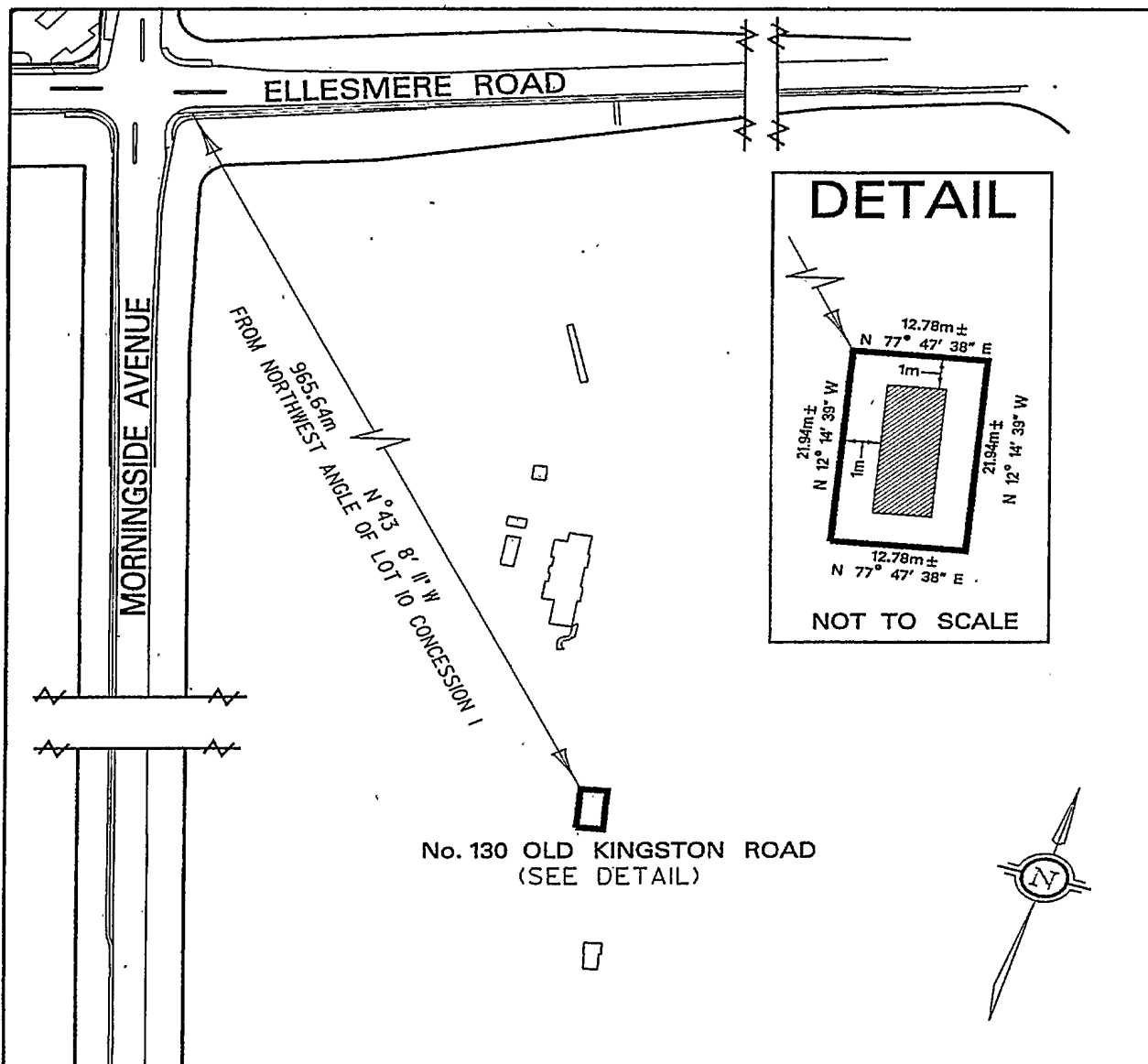
Being composed of part of Lot 9 in Concession 1 in the Geographic Township of Scarborough.

Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

In the City of Toronto (formerly in the City of Scarborough) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-055 dated August 7, 2001, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 130 OLD KINGSTON ROAD
(MILLER LASH CARRIAGE HOUSE),
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

(NOT TO SCALE)

WARD 44 SCARBOROUGH EAST
DATE: AUG 7, 2001

SKETCH No. PS-2001-055